128.0	0002	0020.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	786,500	/	786,500
USE VALUE:	786,500	/	786,500
ASSESSED:	786,500	/	786,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RAMEY EMILY & IAN
Owner 2:	
Owner 3:	
Street 1:	64 SCHOOL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HARRISON MICHAEL & GRETCHEN -
Owner 2:	-
Street 1:	64 SCHOOL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .137 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Aluminum Exterior and 2231 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5962.000	307,400		479,100	786,500
Total Card	0.137	307,400		479,100	786,500
Total Parcel	0.137	307,400		479,100	786,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.56 | /Parcel: 352.56

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	82877
GIS Ref	
GIS Ref	
Insp Date	04/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 128.0-0002-0020.0

!10008!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	307,400	0	5,962.	479,100	786,500		Year end	12/23/2021
2021	101	FV	298,300	0	5,962.	479,100	777,400		Year End Roll	12/10/2020
2020	101	FV	298,300	0	5,962.	479,100	777,400	777,400	Year End Roll	12/18/2019
2019	101	FV	236,800	0	5,962.	449,100	685,900	685,900	Year End Roll	1/3/2019
2018	101	FV	244,300	0	5,962.	371,300	615,600	615,600	Year End Roll	12/20/2017
2017	101	FV	244,300	0	5,962.	341,400	585,700	585,700	Year End Roll	1/3/2017
2016	101	FV	244,300	0	5,962.	311,400	555,700	555,700	Year End	1/4/2016
2015	101	FV	231,100	0	5,962.	305,400	536,500	536,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:56:47

LAST REV

Date	Time
05/03/18	15:25:06
apro	

USER DEFINED

Prior Id # 1:	82877
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10008

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRISON MICHAE	1418-17		6/22/2012		553,500	No	No		
HOURICAN SEAN/E	1179-90		10/31/1997		283,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2014	528	Manual	4,000					
6/25/2013	928	Inter Fi	1,979,957					
6/25/2013	929	Manual	4,341	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2018	MEAS&NOTICE	CC	Chris C
6/19/2014	External Ins	PC	PHIL C
5/1/2014	External Ins	PC	PHIL C
9/22/2012	MLS	EMK	Ellen K
11/15/2008	Meas/Inspect	197	PATRIOT
12/16/1999	Mailer Sent		
12/2/1999	Measured	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5962		Sq. Ft.	Site		0	80.	1.00	9									479,087						479,100	

Total AC/HA:	0.13687	Total SF/SM:	5962	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	479,087	Spl Credit		Total:	479,100

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.29102564
Const Adj.:	0.99989998
Adj $ / SQ:	167.817
Other Features:	93500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	445508
Depreciation:	138108
Depreciated Total:	307401

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

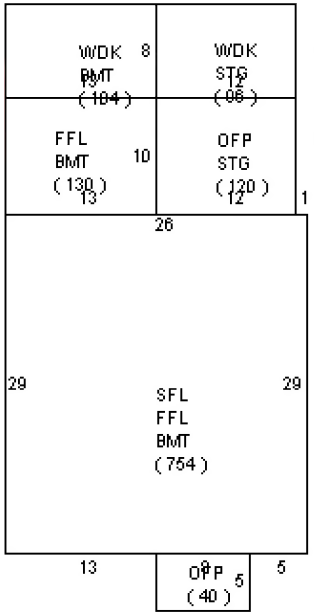
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	167.82
Special Features:	0	Val/Su Net:	96.00
Final Total:	307400	Val/Su SzAd	187.67

SKETCH



Sum Area By Label :
SFL = 754
FFL = 884
BMT = 988
OFP = 160
STG = 216
WDK = 200

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	988	69.980	69,140
FFL	First Floor	884	167.820	148,350
SFL	Second Floor	754	167.820	126,534
STG	Storage	216	6.930	1,496
WDK	Deck	200	11.000	2,200
OFP	Open Porch	160	26.810	4,290

Net Sketched Area:	3,202			Total:	352,010
Size Ad	1638	Gross Area	3202	FinArea	2231

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

128.0-0002-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: